

**TOWN COUNCIL
WORKSHOP
AUGUST 26, 2002**

The meeting was called to order at 5:02 p.m. Present were: Mayor Venis, Vice-Mayor Clark, and Councilmembers Paul, Starkey, and Truex. Also present were Town Administrator Willi, Town Attorney Kiar, and Town Clerk Muniz recording the meeting.

1. **BID SELECTION - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, SELECTING THE FIRM OF FISHKIND & ASSOCIATES TO PROVIDE AN ECONOMIC DEVELOPMENT AND FISCAL IMPACT ANALYSIS AND AUTHORIZING THE TOWN ADMINISTRATOR OR HIS DESIGNEE TO NEGOTIATE AN AGREEMENT FOR SUCH SERVICES.**

Mayor Venis explained that the first item would be four presentations by consultants for an Economic Development Fiscal Impact Analysis. He stated that each presenter was allotted 15 minutes.

Procurement Manager Herb Hyman indicated that each firm would be ranked.

Dr. Hank Fishkind, Fishkind and Associates, spoke of the Regional Input Output Modeling System which was developed by the federal government and used for analyzing regional economic impacts. He spoke of pilot programs that his firm was coordinating around the State. Dr. Fishkind also spoke of the Fiscal Impact Analysis Model, which took into account costs and revenues associated with all types of local land use decisions in conjunction with the Comprehensive Plan. He explained his basic fiscal approach, which was called the "Modified Per Capita Approach." Dr. Fishkind stated that his firm focused on capital costs separately and examined the costs and the revenues those projects would generate. He stated that data was taken from the budget to drive the process. Dr. Fishkind proceeded to speak on the special features of his modeling package and the impact it would have on the future.

Councilmember Starkey asked where the firm was in relation to the time frames set by the State. Dr. Fishkind indicated that they were ahead of schedule on various projects around the State, which included seven communities. He also stated that his firm would be completed with the State's project in December 2002. Councilmember Starkey indicated that she had received several telephone calls from Tallahassee indicating the firm was behind schedule. Dr. Fishkind stated he was not behind schedule and had heard nothing about this. Mr. Hyman disclosed that he had spoken with various State officials who had highly praised Fishkind and Associates and confirmed that his program was ahead of schedule.

Mayor Venis asked how charges would be incurred. Dr. Fishkind stated that he would personally work on this project and he charged a flat fee.

Councilmember Starkey wanted an assurance policy so that whichever company won this bid would be held liable to meet the contract deadlines.

Councilmember Truex referred to Dr. Fishkind's mention of Land Use Categories and asked about the "consequences" of rezoning and if they could be traced. Dr. Fishkind replied affirmatively and explained how this would be addressed. Councilmember Truex asked if individual projects would be "plugged into" the model and if the hard data received would forecast what the individual project changes would be. Dr. Fishkind replied affirmatively, stating that it would forecast both short-term and long-term. He stated that the model was

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updated once a year using the changing needs of the community and added that staff would be able to update the model.

Mr. Hyman indicated that the initial draft of Dr. Fishkind's contract stated that the project would be completed in 60 days.

Lou Orosz, Growth Management Group, indicated that his model was "field tested" and expressed his firm's expertise in this area. He distributed information regarding his model to Councilmembers and stated that his model was customizable to any community at whatever level necessary. Mr. Orosz spoke of previous economic studies done on behalf of the Town and commended Council for realizing that the Town's economic program needed to be updated. He spoke about what set his model apart from the rest. Mr. Orosz also spoke about his expertise in the Town because of his longtime residency and involvement with the Town's government. He guaranteed that he could have a completed study within 60 days.

Councilmember Truex asked where the data for the study would come from. Mr. Orosz indicated that the data would come from each department and proceeded to explain that the data would be the critical component to a successful study. He added that he did not know how long it would take to gather "consistent" data. Councilmember Truex asked if this model would need to be maintained by the Town. Mr. Orosz indicated that a license and maintenance fee agreement was available that required no maintenance or updating by staff.

Phil Gonot, PMG Associates, distributed a copy of his PowerPoint presentation and stated that it was the same presentation that he made before. He referred to his handout, which outlined his firm's background with economic impact studies. Mr. Gonot described his model and explained how it would impact various projects. He also spoke of his firm's familiarity with the Town.

Councilmember Starkey asked about the Cocoa Beach study with regards to tourism and wages Mr. Gonot had referred to and asked how it impacted the economy there. Mr. Gonot explained that the tourism impact study was twofold: first, it determined how it impacted the entire economy, and second, it determined the impact on the operations of the City of Cocoa Beach. Councilmember Starkey asked if it would be possible to add land use changes and potential jobs generated from the changes to the analysis. Mr. Gonot replied affirmatively and explained how it affected Cocoa Beach. He also spoke of the airport study.

Paula Dowell and Michele Mellgren, Wilbur Smith and Associates and Michelle Mellgren and Associates, spoke of their project experience. Ms. Dowell spoke of the worldwide experience and history of Wilbur Smith and Associates. She advised that Ms. Mellgren would be involved with the overall project. Ms. Dowell spoke of the concept of "sprawl" and stated that the Town had preferable characteristics to incorporate this concept. She spoke about the need for reliable data and analysis and described their "Smart Growth" approach, which acknowledged that smart commercial development was needed. Ms. Dowell explained how her group's model would impact the Town. She stated that it was important to consider that each community was different and this type of analysis needed to be customized from the ground

up. Ms. Mellgren added that her group's model provided a tool that would allow Council to determine where development would occur.

Councilmember Truex asked if the model would be presented in a CD-ROM format. Ms. Dowell stated that the model was designed in a Microsoft Windows program and that it was not pre-packaged. Councilmember Truex asked how the program would be updated. Ms. Dowell explained that features would be added that would allow staff to update the program. She added that training would be provided for maintenance and the "what if" analysis.

Councilmember Paul asked if land uses could be proposed under the "what-if" analysis that Ms. Dowell spoke of. Ms. Dowell replied affirmatively.

Councilmember Paul felt that these presentations made it appear that staff would be required to provide an extensive amount of data. Development Services Director Mark Kutney agreed with Councilmember Paul.

Mr. Hyman provided Council with a ranking sheet and instructed them on how to fill it out. After Council had completed the ranking forms, Mr. Hyman tabulated the rankings and announced that PMG and Associates was selected.

Mayor Venis referred to the agenda resolution and asked Mr. Willi if it could be changed to insert the winner. Mr. Willi replied affirmatively.

Councilmember Starkey made a motion, seconded by Councilmember Paul, to approve the resolution that was on the agenda and change PMG and Associates for Fishkind and Associates. In a voice vote, all voted in favor. (Motion carried 5-0)

2. PROHIBITION OF GAS-POWERED VEHICLES FROM DAVIE WATERWAYS

Mayor Venis stated that this matter was deferred from the last Council meeting because Councilmember Paul was absent.

Councilmember Paul felt this should be moved forward. Councilmember Truex asked if deaths had occurred that prompted this action. Councilmember Paul indicated that she wanted the Town to be proactive rather than reactive and stated that this referred to fast-moving gas powered vehicles such as jet skis on the canals. She added that there would obviously be exemptions.

Councilmember Truex voiced his objections to passing laws that were not warranted. He asked if figures could be brought back that would show there was a safety issue. Police Chief John George indicated that there were some complaints from the lakefront communities, but there had been no drownings to date. He clarified that even though a homeowner's association might prohibit this in their documents, the Police Department had no authority to enforce it.

Councilmember Paul felt that a vote should be taken by Council to determine whether direction should be given to staff to proceed further. Mayor Venis agreed.

In a voice vote, with Councilmember Truex dissenting, all voted in favor. (Motion carried 4-1)

3. PROPOSED STRAW BALLOT

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, SETTING A NON-BINDING ADVISORY REFERENDUM CONCERNING CHANGING THE CURRENT LAND DEVELOPMENT REQUIREMENTS TO CLUSTER DEVELOPMENT WITH OPEN

SPACE; PROVIDING FOR PUBLICATION OF NOTICE OF SAID REFERENDUM; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Councilmember Paul felt that it might be more cost effective to have a survey included in the Davie Update and on the Town's website than to have a question placed on the November ballot, which could cost approximately \$15,000.

Mayor Venis advised that a special edition of the Davie Update could be sent out.

Councilmember Truex asked how much it would cost to generate a special addition of the Davie Update. Mr. Willi approximated \$5,000, and indicated that he would have to find out the exact amount.

4. Participation in Broward County Airport Task Force

Mr. Kutney and Mr. Willi advised that staff had been attending the local meetings regarding this issue and had been told that the Town would need to contribute funds toward the legal costs that would be incurred by the Town, the City of Hollywood, and the City of Dania Beach. Since the commitment of funds could not be made by staff, they were seeking Council direction.

Mr. Kutney advised that there were two studies: a socioeconomic study and an aviation forecast study.

Council discussed the study currently being used and the proposal to update the socioeconomic study and environmental impact study. Mr. Kutney advised that the estimate for the studies was \$13,000 to \$15,000, and the Town would be expected to pay one third. He stated that if the case went to trial, it could cost approximately \$100,000 to be divided by the cities involved.

Mayor Venis felt that if the Town cooperated in the two studies, they could then compare the findings with the federal government study.

Mr. Kutney asked what the Town's commitment to staffing and funding was.

Councilmember Starkey urged Council to make some sort of monetary commitment. Mayor Venis and Councilmember Paul advised that they had no problem with the funding, but had a problem with the staffing.

Council clarified that they would have no problem with a commitment of no more than \$5,000.

Councilmember Starkey asked that the Planning and Zoning Division staff advise her when they attend these meetings.

There being no further business to discuss and no objections, the meeting adjourned at 6:44 p.m.

Approved _____

Mayor/Councilmember

Town Clerk